



Connells

Humberstone Lane
Leicester



Property Description

Spacious Family home close to local amenities including shops and access to local transport including motorway, this lovely home comprises of W.C, Kitchen, Reception room and dining room to ground floor.

First floor comprises of Lounge, Two Double bedrooms one of which features an En-suite bathroom.

To the second floor there are two double bedrooms one with on suite and a separate family bathroom.

Outside comprises of rear courtyard style garden and 2 parking spaces with a visitor space included.

Features A Courtyard style Garden, With a Shed Water Point and Two Parking Spaces.

Lounge

12' 6" x 15' 2" (3.81m x 4.62m)

Comprises of Two Double Glazed Windows, Two Radiators, Laminated Flooring and TV Point.

Dining Room

8' 10" x 10' 8" (2.69m x 3.25m)

Comprises of Laminate Flooring, Double Glazing and Radiator.

Reception Room

9' 5" x 18' 8" (2.87m x 5.69m)

Comprises of Laminate Flooring, Radiator, French Doors, TV Point and Rear door with

Single Pain Windows sides and Centre.

Kitchen

10' 11" x 15' 1" (3.33m x 4.60m)

Comprises of Tiled Flooring, Double Glazing, White cupboards with Grey Tops, Oven with grill and 4 Hobs Built in, Built in Dishwasher, Built in Washing Machine and Dryer, Built in Fridge Freezer and Radiator.

Toilet

3' 7" x 6' 1" (1.09m x 1.85m)

Comprises of Sink with Mixer Taps, W.C, Tiled in Splash Area, Tiled Flooring and Radiator.

Bedroom 1

15' 9" x 18' 10" (4.80m x 5.74m)

L Shaped Room, Laminated Flooring, Built in Cupboards, Radiator, Double Glazing and TV Point.

En-Suite

5' 8" x 9' 4" (1.73m x 2.84m)

Comprised of Tiled Flooring, Tiled in Splash Area, Towel Rack, Sink with Mixer Taps, Shower unit and Double Glazing.

Bedroom 2

9' x 13' (2.74m x 3.96m)

Comprises of Laminated Flooring, Double Glazing, Built in Wardrobes, Radiator and En-Suite.

En-Suite

5' 11" x 6' 2" (1.80m x 1.88m)

Double Glazed Skylight, Tiled Flooring, W.C, Shower Unit, Tiled in Splash Area and Sink With Mixer Taps.

Bedroom 3

10' 3" x 12' 11" (3.12m x 3.94m)

Comprises of Double Glazed window, Radiator, Laminate Flooring and Two Built in Cupboards.

Bedroom 4

9' x 9' 8" (2.74m x 2.95m)

Comprise of Laminate Flooring, Double Glazing and Radiator.

Bathroom

5' 10" x 6' 5" (1.78m x 1.96m)

Comprises of Tiled Flooring, Tiled in Splash Area, Sink with Mixer Taps, W.C, Bath with Shower and Towel Rack.

Agent's Note

Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/LTR322685

Tenure: Freehold



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